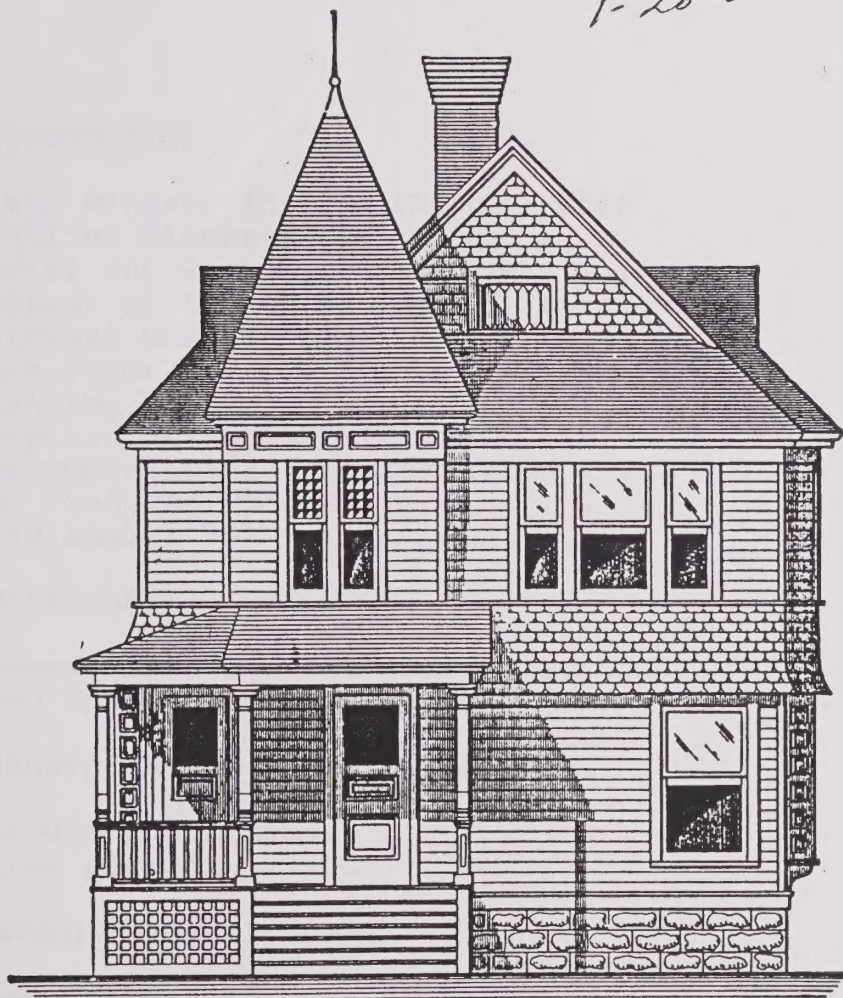


93 00585

# CITY OF ETNA

Adopted  
1-20-87



## GENERAL PLAN

1986 -- 2000

INSTITUTE OF GOVERNMENTAL  
STUDIES LIBRARY

MAY 10 1993

UNIVERSITY OF CALIFORNIA



## TABLE OF CONTENTS

	<u>PAGE</u>
I INTRODUCTION	
State Mandate for the General Plan . . . . .	1
Required Elements . . . . .	1
Social and Economic Concerns . . . . .	2
Content of the General Plan. . . . .	2
Internal Consistency . . . . .	3
Time Frame . . . . .	3
Planning Area . . . . .	3
Adoption of Another Jurisdiction's Plan . . . . .	4
Intergovernmental Coordination . . . . .	4
The Planning Process . . . . .	5
Plan Assumptions . . . . .	5
II ENVIRONMENTAL RESOURCES	
Conservation Element . . . . .	7
Open Space Element . . . . .	10
III TRANSPORTATION AND CIRCULATION	
Circulation Element . . . . .	12
Noise Element . . . . .	13
IV COMMUNITY DEVELOPMENT	
Land Use Element . . . . .	15
Safety Element . . . . .	19
Public Facilities . . . . .	22
V HOUSING ELEMENT	
Housing Element Review & Update . . . . .	24
VI ENVIRONMENTAL ASSESSMENT	



# THEORY OF THE EARTH

CHAPTER I

OF THE ORIGIN AND DEVELOPMENT OF THE EARTH

The origin of the earth is a subject of great interest and importance. It is one of the most fundamental questions in geology, and one which has attracted the attention of philosophers and scientists from the earliest times. The question is, how did the earth come into existence? and what were the conditions under which it developed? The answer to these questions is a subject of great controversy, and one which has led to the development of many different theories. The most widely accepted theory at present is the nebular hypothesis, which states that the earth was formed from a cloud of gas and dust, which condensed into a ball, and then cooled and solidified. This theory is supported by many facts, and is generally accepted by scientists. However, there are many other theories, and the question is still open.

THE NEBULAR HYPOTHESIS

The nebular hypothesis is the most widely accepted theory of the origin of the earth. It states that the earth was formed from a cloud of gas and dust, which condensed into a ball, and then cooled and solidified. This theory is supported by many facts, and is generally accepted by scientists. However, there are many other theories, and the question is still open.

THE CONDENSATION OF THE NEBULA

The first stage in the formation of the earth was the condensation of the nebula. This was a process in which the gas and dust in the nebula began to clump together, and form a ball. This was due to the fact that the gas and dust were attracted to each other by gravity.

THE COOLING AND SOLIDIFICATION OF THE EARTH

As the ball of gas and dust grew larger, it began to cool. The heat which was generated by the condensation of the gas and dust was radiated away into space. As the ball cooled, it began to solidify. The outer layers of the ball became solid, while the inner layers remained molten.

THE FORMATION OF THE CRUST

The solid outer layers of the ball formed the crust. This was the first solid part of the earth. The crust was composed of the same material as the rest of the earth, but it was solid, while the rest of the earth was still molten.

THE DEVELOPMENT OF THE EARTH'S SURFACE

## I. INTRODUCTION

### STATE MANDATE FOR THE GENERAL PLAN

Local planning and land use powers were granted to the City by the State Constitution. However, State legislation shapes the manner in which these powers are exercised. Planning programs are implemented through corporate and police powers. Corporate power is the authority to collect money through bonds, fees, assessments, and taxes to provide facilities and services for such items as streets, water, sewage disposal, parks, and other community benefits. The police power is reserved to the States by the Constitution of the United States, delegated to the City by the California Constitution, and is the authority to regulate and promote the health, safety, welfare, and morals of the public. Land use planning, zoning, subdivision regulation, and building standards are all exercises of the police power.

The Legislature has indicated its belief in the necessity for an officially adopted statement of local development policy by requiring the City to prepare a General Plan. Traditionally, the General Plan was conceived as a set of broadly stated policies with more inspirational than legal effect. Recent legislative mandates and litigation has elevated the General Plan to the status of a constitution for local development.

### REQUIRED ELEMENTS

An adequate General Plan is one that establishes a useful guide for local decision-making. To be legally adequate, a General Plan must address each issue prescribed by State law as it applies to the City through data analysis, policy statements, and an implementation program. In addition, the Plan must be of long term duration, be internally consistent, and cover all of the area within the City, as well as adjacent related lands. The Legislature has identified seven elements or issues that it believes every City must include in its Plan:

- Land Use Element
- Circulation Element
- Housing Element
- Conservation Element
- Open-Space Element

# THE

THE

THE

THE

THE

THE



Noise Element  
Safety Element

Some elements like Open-Space, encompass a number of issues, while others like the Noise Element, address a single topic. Because local conditions vary, the relevance and importance of each issue will differ from City to City. The General Plan needs only to address each element specified to the extent it is applicable to the City, as long as the minimum requirements of the law are satisfied. The City of Etna General Plan will address all required elements with four broad categories; Environmental Resources, Transportation and Circulation, Community Development, and Housing.

#### SOCIAL AND ECONOMIC CONCERNS

The State mandated General Plan requirements emphasize planning for the physical and environmental development of the City; however, there is another important aspect of planning for the future, the social and economic concerns of the citizens. Each policy and implementing Plan must take into consideration the impact on low-moderate income households, business, employment, and the costs and revenues of the City.

#### CONTENT OF THE GENERAL PLAN

Each issue addressed in the General Plan should include three basic steps, data or information gathering and analysis, development of appropriate policy, and implementing measures to insure that the Plan is effectively carried out.

Data and Analysis - The Planning Law implies that background information on the Open Space, Safety, Noise, and Housing Elements must be adopted as part of each General Plan. Background information on each of the other elements should be adopted by reference or summarized in the Plan, and be readily available to the decision-makers and citizens alike.

Policy Development - Policy consists of those parts of the Plan that direct private and governmental action. For a policy to be useful, it should be clear and unambiguous. The decision-makers need to be aware of the difference between "shall" and "should". Shall indicates an unequivocal directive, whereas should signifies a less rigid directive to be applied in the absence of compelling considerations.

1. The first part of the report deals with the general situation of the country and the results of the survey. It is divided into two main sections: the first section deals with the general situation of the country and the second section deals with the results of the survey. The first section is divided into three parts: the first part deals with the general situation of the country, the second part deals with the results of the survey, and the third part deals with the conclusions of the survey. The second section is divided into two parts: the first part deals with the results of the survey and the second part deals with the conclusions of the survey.

2. The second part of the report deals with the specific results of the survey. It is divided into two main sections: the first section deals with the results of the survey and the second section deals with the conclusions of the survey. The first section is divided into three parts: the first part deals with the results of the survey, the second part deals with the conclusions of the survey, and the third part deals with the recommendations of the survey. The second section is divided into two parts: the first part deals with the results of the survey and the second part deals with the conclusions of the survey.

3. The third part of the report deals with the conclusions of the survey. It is divided into two main sections: the first section deals with the conclusions of the survey and the second section deals with the recommendations of the survey. The first section is divided into three parts: the first part deals with the conclusions of the survey, the second part deals with the recommendations of the survey, and the third part deals with the conclusions of the survey. The second section is divided into two parts: the first part deals with the conclusions of the survey and the second part deals with the recommendations of the survey.

4. The fourth part of the report deals with the recommendations of the survey. It is divided into two main sections: the first section deals with the recommendations of the survey and the second section deals with the conclusions of the survey. The first section is divided into three parts: the first part deals with the recommendations of the survey, the second part deals with the conclusions of the survey, and the third part deals with the recommendations of the survey. The second section is divided into two parts: the first part deals with the recommendations of the survey and the second part deals with the conclusions of the survey.



Implementation - An implementation strategy is an integrated set of specific measures and actions the City intends to take to carry out the General Plan. Similar to the required background data, the Open Space, Housing, and Noise Elements require specific implementation measures. Implementing measures for the other elements must be developed by the City to reflect local concerns rather than a set of general statements. A few well conceived measures will accomplish more than a long list of possibilities.

#### INTERNAL CONSISTENCY

The Legislature mandated that the General Plan elements be integrated, internally consistent, and be comprised of compatible statements of policy. The law implies that all elements have equal standing, and that all goals, objectives, policies, standards, and Plan proposals will be consistent. Any implementing measures will follow from the Plan's goals and policies. Inconsistencies leave the City open to expensive and lengthy litigation to resolve what the General Plan should have already settled.

#### TIME FRAME

The General Plan will affect current generations as well as those to come. In that context, the State law requires the City to take a long term perspective. Fifteen to twenty-five years is the norm for looking into the future. Some issues will be longer term than others. Seismic safety may last for hundreds of years, while the housing element must be revised at least every five years. Goals will be the longest term, evolving slowly to suit changing community values. Policies would be mid-term, changing with the local political climate. Implementing measures need to be even shorter as they respond to changes resulting from a continuing evaluation of the City's immediate needs and problems. Planning is a continuous process. The General Plan should be regularly reviewed and revised as new information becomes available. A General Plan based on outdated information and invalid projections is legally deficient as a basis for day-to-day decision-making.

#### PLANNING AREA

The General Plan must include all territory within the boundaries of the City. It should also include any area outside the City, which in the City's judgement, "bears a relation to its planning". Since issues do not respect political boundaries, the law provides for extraterritorial planning. This is a process by which the City will indicate to its neighbors, its concern for the future of

The first part of the report deals with the general situation of the country. It is a very interesting and informative study of the country's development. The second part of the report deals with the specific details of the country's development. It is a very detailed and informative study of the country's development.

The third part of the report deals with the specific details of the country's development. It is a very detailed and informative study of the country's development. The fourth part of the report deals with the specific details of the country's development. It is a very detailed and informative study of the country's development.

The fifth part of the report deals with the specific details of the country's development. It is a very detailed and informative study of the country's development. The sixth part of the report deals with the specific details of the country's development. It is a very detailed and informative study of the country's development.

The seventh part of the report deals with the specific details of the country's development. It is a very detailed and informative study of the country's development. The eighth part of the report deals with the specific details of the country's development. It is a very detailed and informative study of the country's development.



lands currently under the County's jurisdiction. The Siskiyou County Local Agency Formation Commission (LAFCO) has adopted a "sphere of influence" for the City, which represents the probable ultimate physical boundary and service area of the City. In rural areas, such as the City of Etna, the planning area should extend up to the adopted sphere of influence.

#### ADOPTION OF ANOTHER JURISDICTION'S PLAN

State law provides that the City may adopt all or part of the County General Plan elements. This approach must be used with caution, as the City remains liable for the legal adequacy of its General Plan, regardless of which jurisdiction prepared the Plan. It must also meet the test of internal consistency or be amended to integrate into the City General Plan. Any adopted element must also be sufficiently detailed and contain policies that are applicable to the City, or be supplemented by language appropriate to the City.

#### INTERGOVERNMENTAL COORDINATION

State law requires the City not only to work with citizens, but also with other governmental agencies and public utility companies in preparing and implementing the General Plan. Legitimate conflicts may arise between agencies with differing responsibilities, constituencies, and view points. The City must be willing to pursue a full understanding of the other agencies' position and be prepared to negotiate on the issues. The following is a representative list of groups and agencies with an interest in the City of Etna General Plan.

- Siskiyou County
  - Transportation Planning
  - Water Quality
  - Solid Waste Management
- County Special Districts
- Public Utility Companies
- LAFCO
- Air Pollution Control District
- Health Systems Agencies

In addition, State and Federal agencies that develop and manage parklands, water sources, and transportation have an interest in the future of the City through the planning process. A list of agencies consulted is located on Page 32.





## THE PLANNING PROCESS

The earliest General Plan for the City consisted of a map depicting land uses, and a zoning ordinance specifying permitted uses in each land use classification. It became evident to the City Council that this was an inadequate method to guide the growth and development of the City. In 1978 a new General Plan was drafted by a planning consultant with the intent of complying with the State Planning Law in effect at that time. The City Council appointed a Citizen Advisory Committee (CAC) to review the draft Plan and provide constructive input into the planning process. The Plan was never formally adopted, however, the creative effort by the citizens was not in vain. The 1978 draft Plan, along with citizen comments, concerns and suggestions, has served as the background for the development of this General Plan.

## PLAN ASSUMPTIONS

Assumptions are statements of apparent fact and observations of current trends in the planning area. These assumptions, along with the goals, policies and implementation measures, provide the basic framework for the General Plan. The following assumptions serve as the basis upon which this General Plan is framed.

1. Residents of the City and surrounding area locate or remain here primarily due to the small town atmosphere, the rural environment, and overall quality of life.
2. Population growth will remain slow and constant during the life of the Plan.
3. Employment opportunities will show some expansion in response to an increase in tourism and demand for local services.
4. There will be a continuing demand for affordable single family housing, with little or no demand for multiple family housing.
5. The primary means of transportation will be the automobile due to the need to access a greater variety of commercial and professional services in Yreka and Southern Oregon. There will be no major construction or reconstruction of County roads or State highways during the life of the Plan.
6. Historically significant employment in logging, millwork, mining, and ranching will be displaced by recreation, tourism, and public service jobs.





7. A few labor intensive industries will locate along the Interstate 5 corridor, and will be the major source of new job opportunities in the County.



## II. ENVIRONMENTAL RESOURCES

### CONSERVATION ELEMENT

The purpose of the Conservation Element is to identify existing natural resources of the area and develop goals, policies and implementing measures to secure preservation and provide the enhancement of natural resources.

Soils - The soils of the Scott River Watershed are extremely varied. Some soils remain in place over bedrock while others are composed of materials from many sources. A map included in this section entitled General Soil Map Scott River Watershed, prepared by the Soil Conservation Service (Page 7a), identifies major soil groups and their location. Etna's land capability is described as follows:

The soils are deep to very deep, well drained, medium textured, nearly level to moderately sloping. The soils of this type are more than forty inches deep and have moderately rapid to moderately slow permeability and are well drained. The erosion hazard is slight to moderate when these soils are used for cultivated crops. Surface soil textures range from gravelly loam to loam. Subsoils have similar textures. Total available moisture capacities range from seven to twelve inches. These soils occur on sloping alluvial fans and benches. They are suitable for all local irrigated crops such as hay, pasture, and some row and field crops.

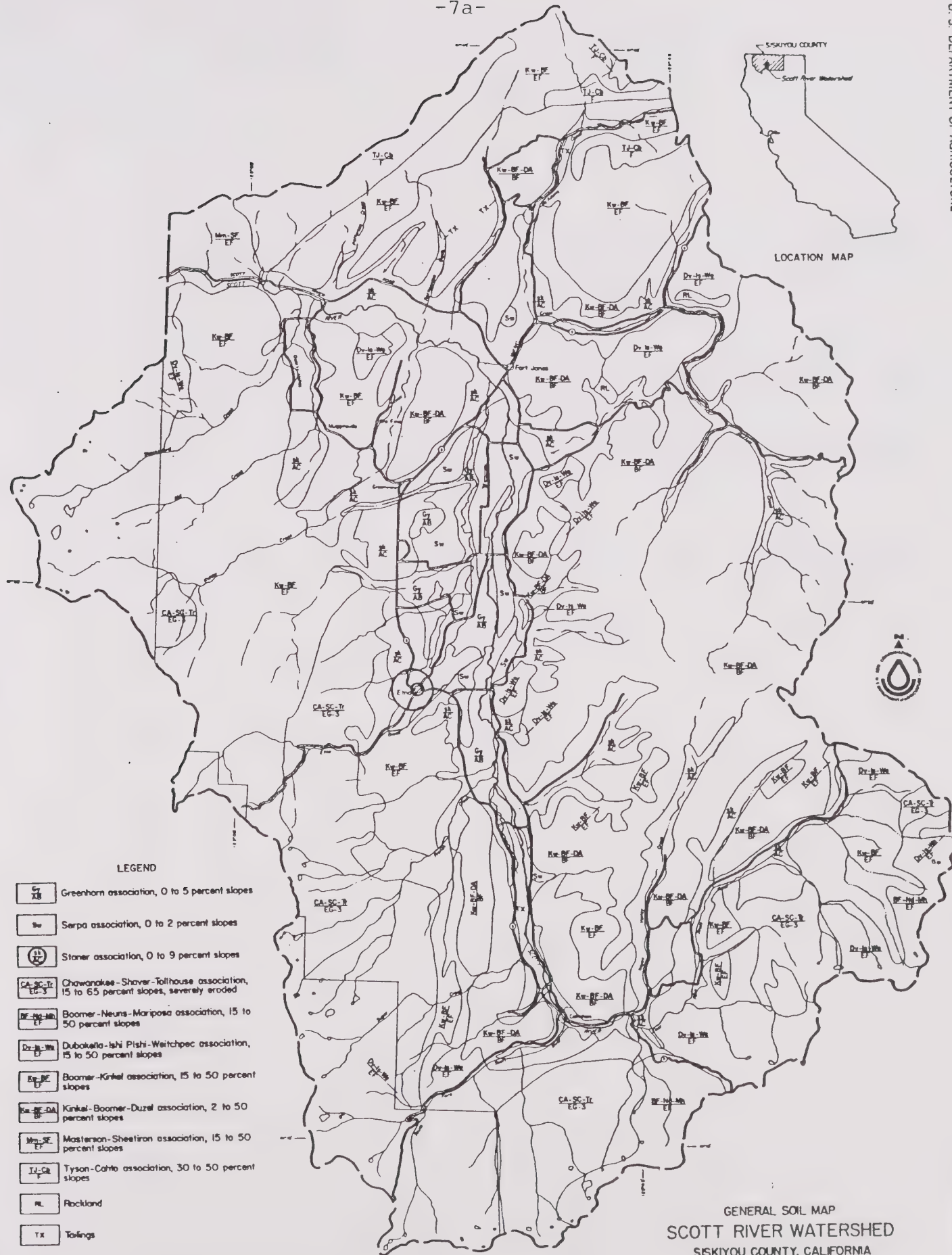
Soils in this watershed have been classified as to their ability to withstand loads placed upon them by building foundations. Soils in the Etna area have a moderate soil pressure limitation, a moderate shrink swell behavior, and severe limitation rating for septic tank leach fields. The City of Etna falls into the moderate and slight erosion categories, which as long as reasonable care is taken in planning, design and construction, there will be minimal erosion potential.

Forest and Vegetation - There are varying densities of mixed or uniform stands of marketable timber in the Etna planning area. Most of the timber is located on the higher moisture sites of the north and east facing slopes. Vegetation in the valley is as complex as the topography, rainfall and soils. Vegetative cover in or near the City include irrigated farmland, open land, dry farmland, and some brushy areas.





-7a-







Cover in these areas include thorn-apple thickets, willows, wild choke cherry, and a few cottonwoods. The understory vegetation is annual and perennial grasses, wild rose bushes, weeds, and hemlock.

Climate - The climate of the area is characterized by warm dry summers and moderate wet winters. Annual precipitation ranges from seventy inches in the western mountains to twenty inches over the valley floor. The City of Etna is located between the twenty and thirty inch lines. Most of the precipitation occurs during the months of October through March. The average length of the growing season between 32 degree frosts is approximately 140 days.

Air Quality - The Scott Valley experiences relatively limited wind activity except for winter storms. Lack of air movement is occasionally a problem. Winter fog can cover the valley for periods of two weeks or more. As the valley is urbanized there will be a greater concentration of motor vehicles and wood burning stoves, which when combined with stagnant air, may cause a pollution problem.





Fish and Wildlife - The Scott River drainage is a free flowing tributary to the Klamath River, and as such is a valuable fishery resource for migratory fish as well as resident species. A map included in this section entitled Fish Habitat and Spawning Streams, Scott River Watershed, prepared by the Soil Conservation Service (Page 8a), identifies Etna Creek as a resident trout stream. Deer winter ranges in the Scott Valley are a critical link toward maintaining the deer herds that summer in the Marble, Salmon and Trinity Mountains. A map included in this section entitled Wildlife Habitat Scott River Watershed, prepared by the Soil Conservation Service (Page 8b), identifies those areas of importance to the preservation of wildlife. The City of Etna is included in one of these critical areas. Additional data can be found in the Scott Valley Area Plan prepared by the Siskiyou County Planning Department.

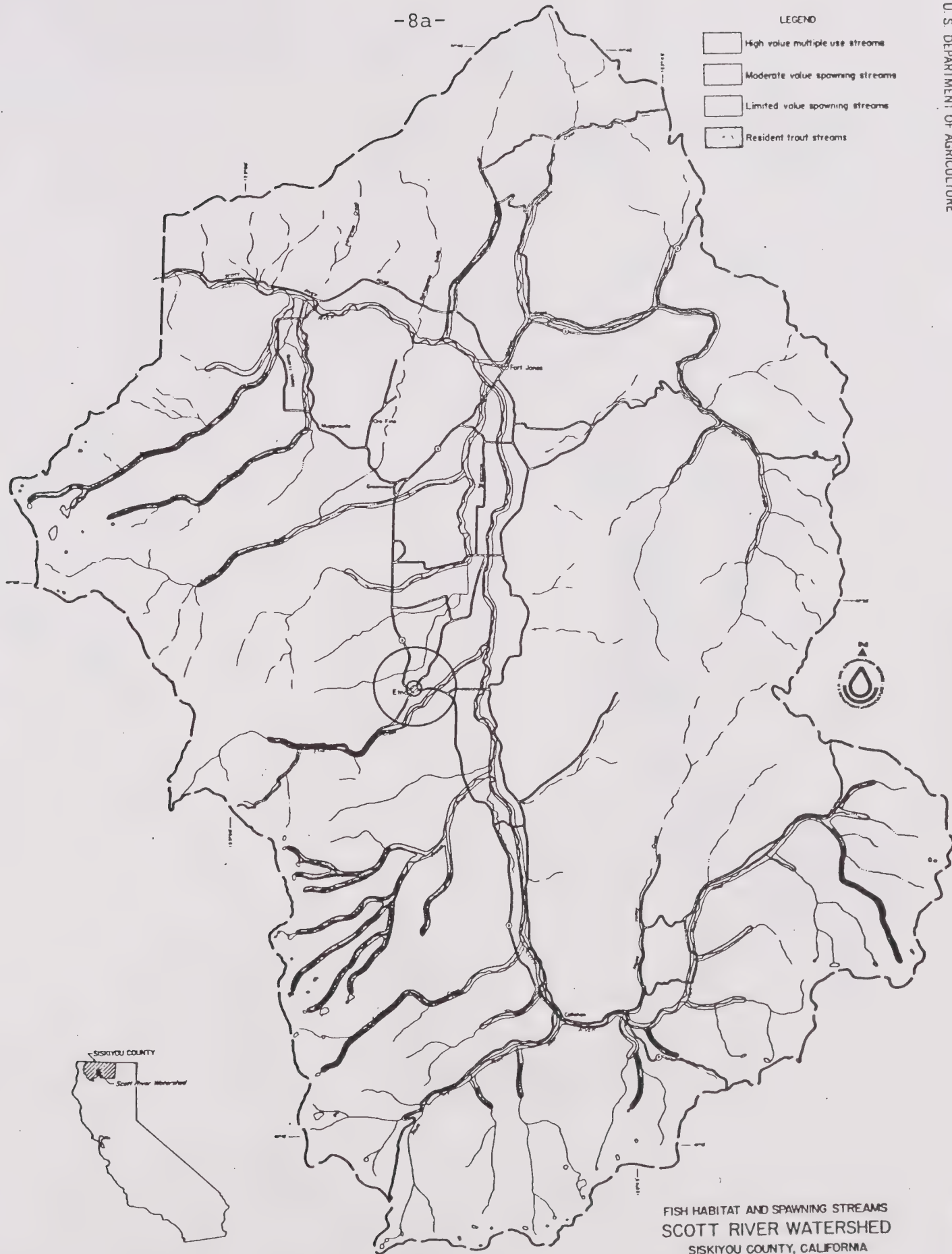
Hydrology - Groundwater in the Scott River Watershed is limited to the alluvial valley fill and to bedrock joints and fractures. This is the only significant source of groundwater in the area. Bedrock formations are massive and yield water only through fractures and joints, and are considered non-water bearing. The City of Etna receives its domestic water from a concrete diversion dam located on Etna Creek. A gravity system feeds two water storage tanks with a storage capacity of 300,000 gallons. The City currently has a population nearing 900; improvements to the system completed



-8a-

LEGEND

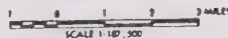
-  High value multiple use streams
-  Moderate value spawning streams
-  Limited value spawning streams
-  Resident trout streams



LOCATION MAP

FISH HABITAT AND SPAWNING STREAMS  
SCOTT RIVER WATERSHED  
SISKIYOU COUNTY, CALIFORNIA

MARCH 1972










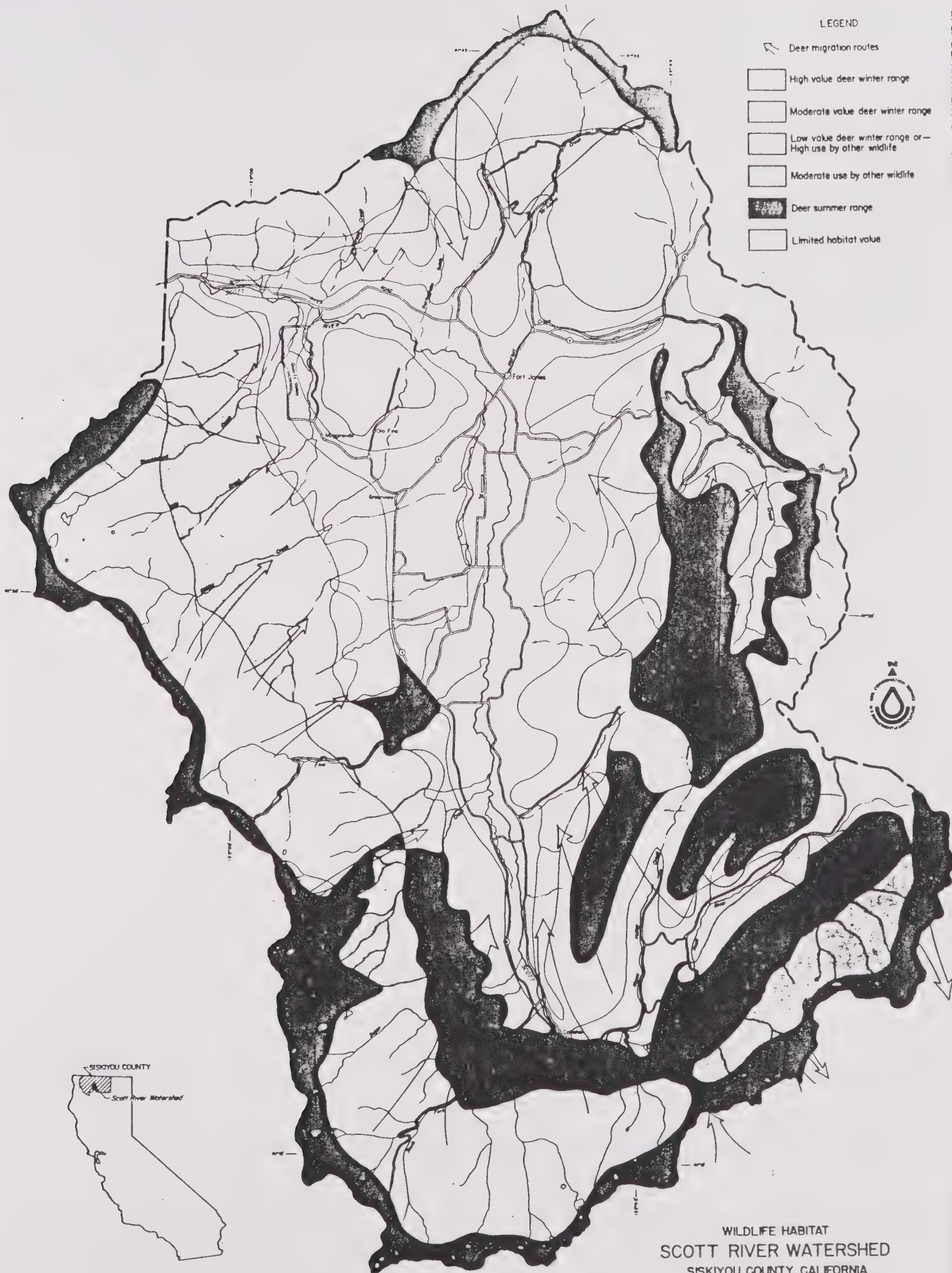
PREPARED BY U.S. BUREAU OF FISHERIES, SOIL CONSERVATION SERVICE, COOPERATION WITH  
SISKIYOU RESOURCE CONSERVATION DISTRICT AND SISKIYOU VALLEY RESOURCE CONSERVATION DISTRICT  
THIS MAP IS NOT USED FOR DESIGN, PLANNING ONLY AND IS NOT FOR LEGAL USE.





LEGEND

-  Deer migration routes
-  High value deer winter range
-  Moderate value deer winter range
-  Low value deer winter range or—  
High use by other wildlife
-  Moderate use by other wildlife
-  Deer summer range
-  Limited habitat value



LOCATION MAP

WILDLIFE HABITAT  
SCOTT RIVER WATERSHED  
SISKIYOU COUNTY, CALIFORNIA

MARCH 1972

SCALE 1:127,300  
0 1 2 MILES

PREPARED BY U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, COOPERATION WITH  
SISKIYOU RESOURCE CONSERVATION DISTRICT AND YAMHILL VALLEY RESOURCE CONSERVATION DISTRICT  
THIS MAP IS INTENDED FOR GENERAL PLANNING ONLY AND IS NOT FOR LEGAL USE



in 1984 will serve a population of 1,100. Studies completed by the U.S. Department of Housing & Urban Development in April 1975, identified two areas in the City within the 100-Year Flood Boundary, Etna Creek and Johnson Creek. Although no flooding has occurred since 1974, this is still a major concern. A map included in this section entitled Flood Insurance Rate Map (Page 9a), identifies areas of flooding concern.

Historical, Natural and Scenic Sites - The City of Etna, as well as the Scott Valley, is rich in places of historical importance, geological interest, and scenic beauty. The entire area is strongly tied to turn of the century mining, lumbering, and ranching. Old stamp mills, mine workings, dredger tailings, and the remnants of historic towns can still be found. The following is a representative list of features to be found in the Etna planning area:

Historic Main Street in Etna  
Victorian Style Residences Scattered Throughout Etna  
Pioneer Cemetery, Southwest of Etna on Etna-Sawyers Bar Road  
Etna-Sawyers Bar Road Followed by Miners Since the Late 1800's

### Goals

1. To ensure a balanced environment where physical development can occur with minimal adverse effect on the natural resources of the area.
2. Protect the high quality of air and water resources consistent with adopted State and Federal standards.
3. Preserve all outstanding areas of natural vegetation and fish or wildlife habitat.

### Policies

1. Encourage development in areas of least environmental sensitivity.
2. Encourage the use of environmentally innovative techniques in any new development.
3. Monitor and control existing land uses that could deteriorate air and water quality.









4. Assess proposed developments for their potential adverse effect on air and water quality.
5. Encourage application of measures to mitigate erosion and water pollution from earth disturbing activities.
6. Provide for protection of all identified rare or endangered species in the area.

#### Implementing Measures

1. Require an environmental impact report to be prepared on any project which may significantly affect the environment.
2. Retain all stream influence areas in their natural condition, including riparian vegetation.
3. Prohibit fill or encroachments within the designated Flood Plain that would impair its ability to carry and discharge the waters resulting from a 100-Year flood, except where the effect on flood heights is fully off-set by stream improvements.
4. Determine the feasibility of establishing a historical district for the Main Street commercial area to preserve and enhance the historical character of Main Street.
5. Develop an ordinance that will require new or replaced wood stoves to be clean burning and City or County approved.

#### OPEN SPACE ELEMENT

The Open Space Element has the clearest statutory intent of all seven elements, and next to the Land Use Element, is the broadest in scope. The element must identify all parcels or areas of land which are essentially unimproved and should be devoted to an open space use. An open space use can be for preservation of natural resources, managed production of resources, outdoor recreation, and area for public health and safety. A map is included in this section showing existing open space uses (Page 10a).

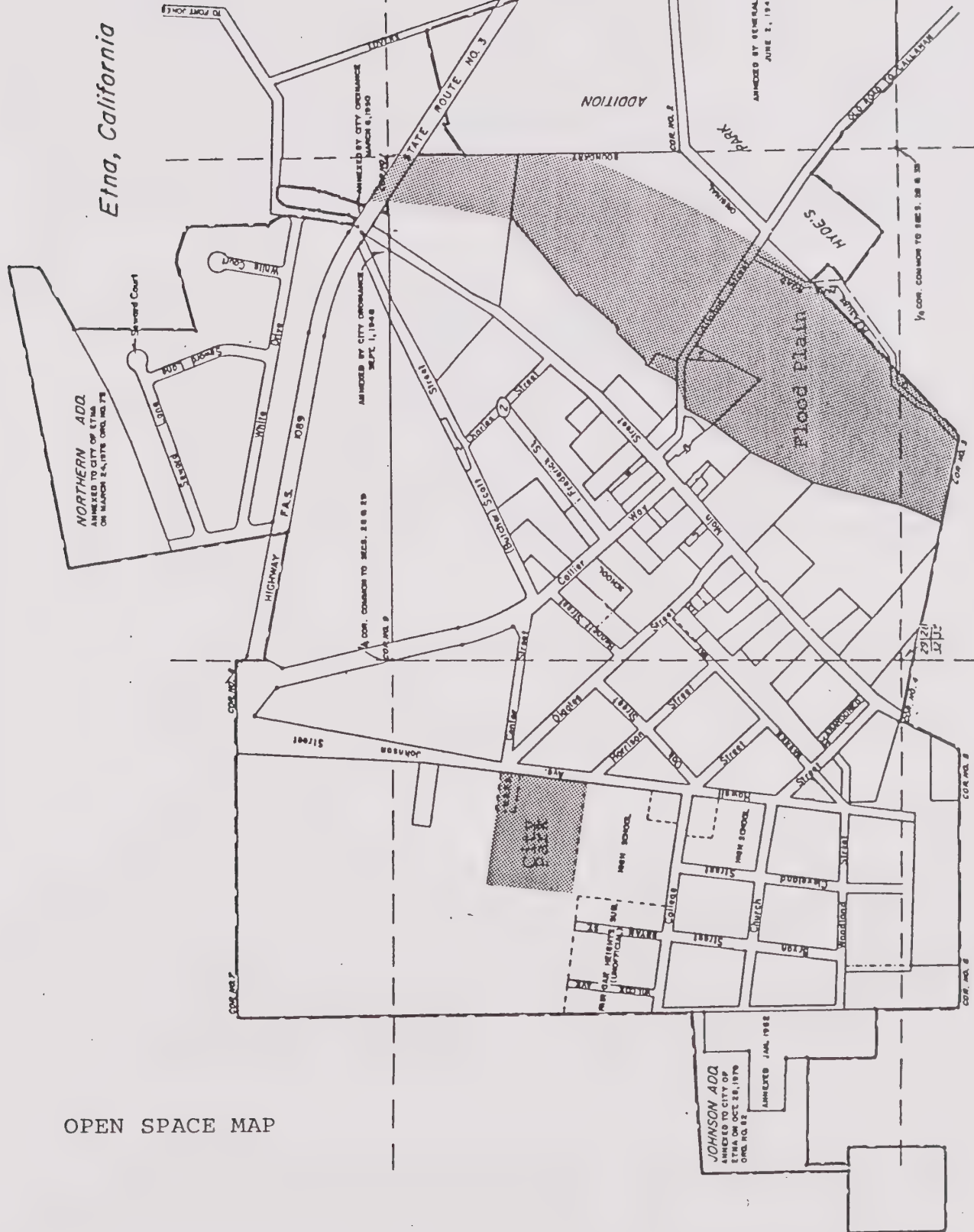
#### Goals

1. To preserve and enhance open space lands to maintain the natural characteristics of the area.





# Etna, California



OPEN SPACE MAP



5. Encourage application of measures to mitigate erosion and water pollution from earth disturbing activities.
6. Provide for protection of all identified rare or endangered species in the area.

#### Implementing Measures

1. Require an environmental impact report to be prepared on any project which may significantly affect the environment.
2. Retain all stream influence areas in their natural condition, including riparian vegetation.
3. Prohibit fill or encroachments within the designated Flood Plain that would impair its ability to carry and discharge the waters resulting from a 100-Year flood, except where the effect on flood heights is fully off-set by stream improvements.
4. Determine the feasibility of establishing a historical district for the Main Street commercial area to preserve and enhance the historical character of Main Street.
5. Develop an ordinance that will require new or replaced wood stoves to be clean burning and City or County approved.

#### OPEN SPACE ELEMENT

The Open Space Element has the clearest statutory intent of all nine elements, and next to the Land Use Element, is the broadest in scope. The element must identify all parcels or areas of land which are essentially unimproved and should be devoted to an open space use. An open space use can be for preservation of natural resources, managed production of resources, outdoor recreation, and area for public health and safety. A map is included in this section showing existing open space uses (Page 10a).

#### Goals

1. To preserve and enhance open space lands to maintain the natural characteristics of the area.
2. Discourage the conversion of open space land to urban uses unless contiguous to developed areas, and appropriate for development.





2. Discourage the conversion of open space land to urban uses unless contiguous to developed areas, and appropriate for development.

#### Policies

1. Encourage both public and private ownership and maintenance of open space land.
2. Promote property tax incentives that would allow property owners to preserve their land as open space.
3. Encourage scenic or greenbelt corridors along major transportation routes.
4. Preserve productive agricultural land as regional open space.
5. Protect natural areas along creeks.

#### Implementing Measures

1. Identify scenic routes and corridors where development can and should be controlled.
2. Any action by the City to acquire or dispose of open space land, or regulate its use, be approved only if consistent with the General Plan.
3. Review subdivision maps for consistency with the open space goals and policies, and require mitigation if necessary.
4. Require open space dedications when necessary to preserve the rural character of the City.
5. Require open space easement or dedication as a condition of approving new construction or substantial rehabilitation in the Flood Plain.



### III. TRANSPORTATION AND CIRCULATION

#### CIRCULATION ELEMENT

The Circulation Element describes and analyzes the various modes and routes of transportation available to the public, including roads, airports, commercial carriers, and railroads. The ability of the transportation system to accommodate increasing demand within the planning area is the central issue addressed.

On October 28, 1980, the Siskiyou County Board of Supervisors formally adopted a Circulation Element as part of the Siskiyou County General Plan. The Plan includes technical information on the two main roads of concern to the City of Etna; Etna-Sawyers Bar Road and State Highway 3. In addition, all other modes of transportation are identified. The Siskiyou County Circulation Element is adopted as the technical reference document and is contained in the separately bound Appendices to this Plan, with the following amendments, goals, policies, and implementing measures.

Public Transportation Amendment - Since adoption of the Circulation Element, the County has sponsored a public bus service operated under the trademark STAGE (Siskiyou Transportation and General Express). This bus service serves the City of Etna on a regularly scheduled basis, providing direct service to Fort Jones and Yreka.

#### Goals

1. To support a transportation system that provides for the social, economic and environmental well-being of the residents of the Plan area.
2. To increase the street and highway capacity and safety levels to meet identified demand.

#### Policies

1. Alternate transportation modes should be available to serve the agricultural, commercial, and residential needs of the area.
2. Existing roads should be maintained at a level which ensures that they are safe, efficient and economical.





3. New streets to serve developing areas should be adequate in size and design to support the new construction, as well as future development.
4. Support long range plans for improvement of major roads by Siskiyou County and CalTrans.

#### Implementing Measures

1. The City shall require dedication of streets consistent with the following schedule.

<u>Type</u>	<u>Width</u>
Arterial or Collector	60'
Local Limited Use	40'

2. Dedication will be required for all land divisions by fee or easement which must be adequate for ingress, egress, utilities, parking, and encroachments.
3. During development of the preliminary City budget each year, the street superintendent shall present an improvement program for City streets.

#### NOISE ELEMENT

The purpose of the Noise Element is to determine if critical noise areas exist and to provide a means to achieve noise compatible uses in the vicinity of existing or planned noise generating sources.

On December 6, 1978, the Siskiyou County Board of Supervisors formally adopted a Noise Element as part of the Siskiyou County General Plan. The Plan includes an analysis of noise sources and an identification of areas in the County with excessive noise levels. In order to retain a relatively noise free environment, the Siskiyou County Noise Element is adopted as the technical reference document and is contained in the separately bound Appendices to this Plan, with the following goals, policies and implementing measures for the City of Etna.

#### Goals

1. To protect the health and safety of the residents of the City by providing an environment free from excessive noise.



### Policies

1. Provide sufficient information covering the community environment so that noise may be seriously considered in land use planning decisions.
2. Protect existing areas where noise environments have been determined acceptable.

### Implementing Measures

1. Proposed residential structures in noise critical areas such as along Etna-Sawyers Bar Road and State Highway 3 shall be designed to prevent the intrusion of excessive noise beyond acceptable levels with all doors and windows closed. Proper design may include orientation of the structure, set-backs, and sound insulation.
2. Noise emission standards be applied to determine the suitability of land to be developed considering the proposed use as the noise source or as the receiver of the noise.
3. Noise insulation for new multi family dwellings be required in accordance with State law when proposed to be constructed within the 60db contour. Require the developer to document compliance.





#### IV. COMMUNITY DEVELOPMENT

##### LAND USE ELEMENT

The Land Use Element of the General Plan has the broadest scope of all seven required elements. By its definition, it integrates most of the concerns in the other eight elements and plays the critical role of balancing the need to use land, with identified constraints and opportunities. Population projections play a major role in the formulation of a General Plan. Land uses are based on the projected population, which includes the need for supporting public facilities and services.

The population of the City of Etna has grown from 596 in 1960 to 743 in 1980. This growth, although slow, can be attributed to the attractive lifestyle and overall lower cost of living in this rural City. The State Department of Finance projects that the population will peak at 893 persons by 1990. It is reasonable to assume that there will be an acceleration of growth when compared to the historical rate over the last twenty years. If the Department of Finance projections hold true, 150 persons (58 households) will choose to reside in Etna from 1980 to 1990. A historical projection indicates that the population will be near 1,050 in the year 2000.

##### Land Use Analysis

Residential - The demand for housing is slow but constant. Eight to ten single family houses per year will satisfy the new construction demand. Multi family housing has not been as successful in the City and no need is projected, although a site is available.

Commercial - The Main Street historical area and the State Highway 3 Corridor are the major existing and developing commercial areas. These areas are suitable for development of small or large commercial enterprises. There are few vacant commercial structures, therefore, new space will have to be developed to accommodate the need.

Industrial - A need for industrial land has not been identified. Most industrial uses within the County are located along the Interstate 5 transportation corridor. Light manufacturing can be accommodated within the existing general commercial areas.



Open Space/Agriculture - One of the major themes of this Plan is to preserve the small town rural character of the City. One of the ways to accomplish this goal is to identify areas upon which no development should occur and areas where limited agriculture can be accommodated along with residential uses. This will preserve the openness and avoid compaction of development.

### Goals

1. Establish a variety of residential densities which will provide for all types of housing, consistent with the needs as identified in the Housing Element.
2. Locate development where water and sewer services are available.
3. Provide a balanced functional mix of land uses consistent with community values.
4. Provide for the development of commercial areas where suitable land and services exist and where a minimum of conflict with adjacent land uses is found.
5. Reflect the opportunities and constraints affecting land uses which are identified in the other elements of the General Plan.
6. Reduce the loss of life, injury, and damage to property resulting from flooding.
7. Guide public and private investment in the City.
8. Promote the conservation and long range enhancement of the rural small town character of the area.

### Policies

1. Insure that the implementing measures contained in the Housing Element are reflected in the Land Use Element, which will provide sites to develop housing for all economic segments of the community.
2. Establish as a high priority, the conservation of existing residential areas through preservation and rehabilitation.
3. Encourage logical expansion of the City by developing adjacent lands before extending out into outlying areas.





4. Protect and enhance the historical values of the Main Street commercial area.
5. Maintain large parcels in productive agricultural areas to both protect the economic viability of agriculture, and the rural character of the City.
6. Encourage the establishment of commercial enterprises in the City to promote the City as a regional commercial center.
7. Control development in the Flood Plain to reduce the risk of loss of life, injury, and property damage.

#### Implementing Measures

1. The following land use designations and permitted uses be adopted for use in the City and sphere of influence. For specific zone identification, see the attached Land Use Map.

Residential-Agriculture (R-A) - One single family house is permitted along with small acreage farming. The minimum lot size is 12,000 sq. ft.

Single Family Residential (R-1) - One single family house is permitted on a 10,000 sq. ft. minimum sized lot.

Duplex Residential (R-2) - One structure containing two living units is permitted. The minimum lot size is 7,200 sq. ft.

Multiple Family Residential (R-3) - 1,200 sq. ft. of land is required for each living unit, with a minimum lot size of 7,200 sq. ft.

Residential-Professional Office (RPO) - A single family or duplex unit is permitted along with a separate or combined office in a single family unit. The minimum lot size is 6,000 sq. ft.

Retail Business (C-1) - This land use allows the establishment of small neighborhood type businesses and requires a lot with a minimum of 2,500 sq. ft.

General Commercial (C-2) - This allows more intensive commercial use on lots exceeding 2,500 sq. ft. Permitted uses must be conducted within a building.



Industrial (M) - Industrial uses normally are associated with manufacturing, repair, dismantling, and storage activities. The lot must exceed 2,500 sq. ft.

Mobilehome Park (MH) - One acre or more is required to develop a mobilehome park or campground.

Flood Plain (F) - This area has been identified as having a risk of flooding from a 100-Year flood.

Parking (P) - This is an overlay zone for commercial and industrial land uses which imposes certain parking space requirements, depending on the underlying use.

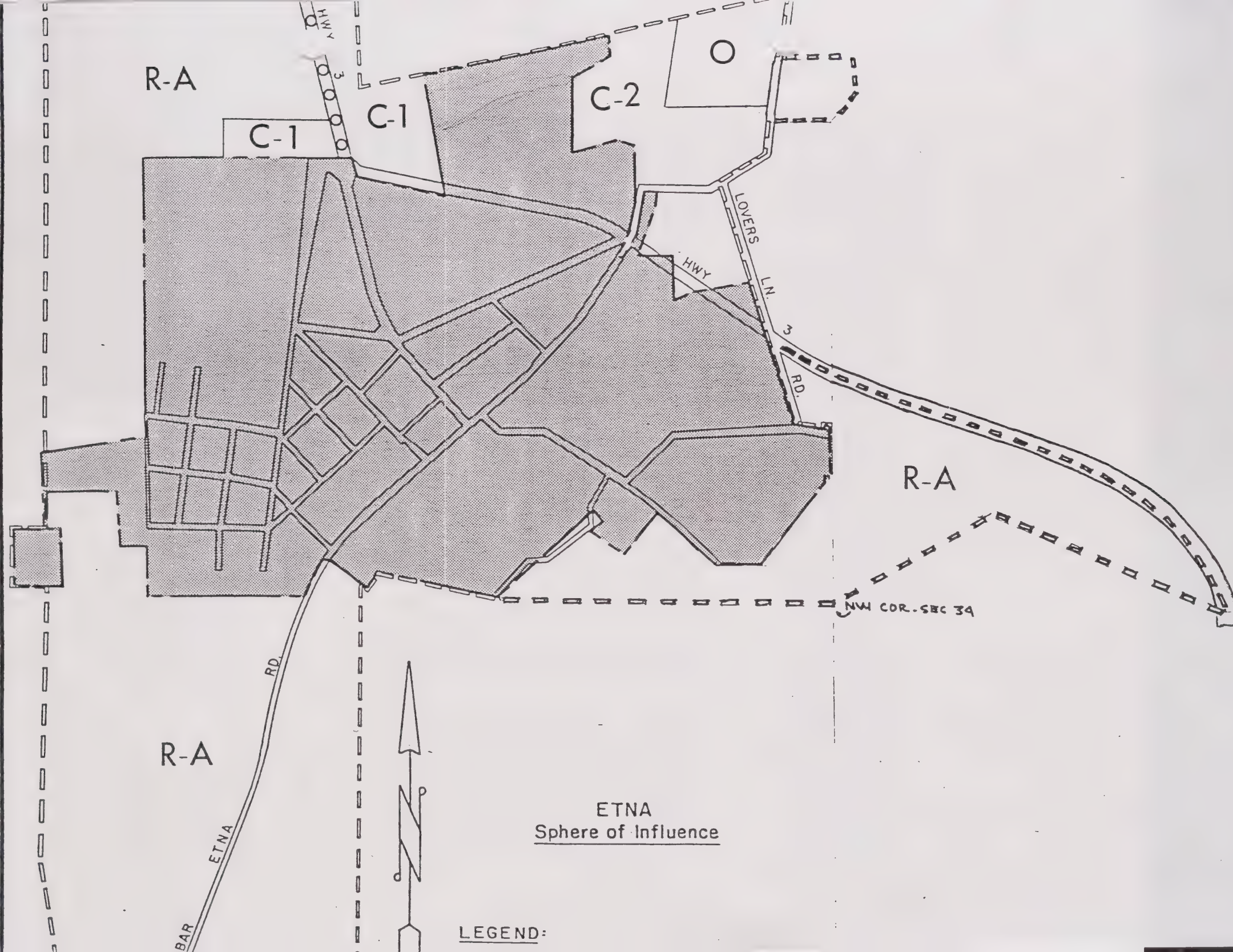
The permitted land uses within the City are depicted on the City of Etna Land Use Map (Page 18a). Areas within the planning area sphere of influence (Map Page 18b) have been pre-zoned to insure consistency of development during the life of the Plan.

2. Land uses not conforming to the Plan may continue provided that the use is not expanded, and upon termination of the non-conforming use, the use shall only be in accordance with the Land Use Element designation.
3. Require new construction or substantial improvements of residential structures within the area of the Flood Plain to have the lowest floor elevation at or above the level of the 100-Year flood.
4. Require new construction or substantial improvements of non-residential structures within the area of the Flood Plain to have the lowest floor elevation at or above the level of the 100-Year flood, or together with attendant utility and sanitary facilities, to be floodproofed up to the level of the 100-Year flood.
5. Prepare and adopt a sign ordinance.
6. Adopt a capital improvement development fee based on new water/sewer connections. The funds so derived will be deposited in a reserve account for future improvement, expansion, or acquisition of public facilities.
7. Encourage the development of suitable land adjacent to the City which can be readily served with water and sewer services.





Ext. 505





## SAFETY ELEMENT

The purpose of the Safety Element is to introduce safety considerations into the planning process in order to reduce loss of life, injuries, property damage, and social and economic dislocation due to seismic activity, fire, flooding, and other natural hazards. The major safety concerns in the City of Etna planning area are fires, flooding, and the possible impact of volcanic activity from Mount Shasta.

### Fire and Flooding Hazards

The primary fire hazard is from structural fires, as the possibility of wildfires is remote within the City or sphere of influence. Fire protection is provided by the City of Etna through a trained volunteer fire crew. Mutual aid agreements are in effect with the California Department of Forestry for wildfires outside the jurisdiction of the City. The fire station is centrally located on Main Street and is currently adequate. Additional space and equipment will be needed for projected growth. The City also operates an ambulance service with a volunteer and/or paid trained staff. Projected growth will require additional equipment to transport medical emergencies to Siskiyou County Hospital in Yreka. The U.S. Department of Housing & Urban Development prepared an adopted Flood Hazard Map for the City of Etna which became effective on March 4, 1980. Although no floods have occurred for many years, the hazard exists. Volcanic activity from Mount Shasta is a probable event, and represents a slight hazard to the City of Etna, depending on the prevailing winds during the event.

### Goals

1. Protect the residents and visitors of the City of Etna from loss of life and property.
2. Protect the watershed resources from destruction by fire which could increase the hazard of flooding and erosion.
3. Protect the lives and property of the residents of the City of Etna from an unacceptable risk of flooding.
4. Reduce the possibility of injury, loss of life, and property damage as a result of volcanic activity.





### Policies

1. Insure that all proposed developments are reviewed for fire safety standards by the Fire Chief, including adequate fire flow supply and access.
2. Maintain strict enforcement of the Uniform Building Code.
3. Encourage continued use of educational programs in schools and service clubs by the fire protection personnel to foster public awareness.
4. Maintain, as much as possible, natural conditions within the Flood Plain (F).
5. Maintain a high level of training for emergency services volunteers, and provide necessary equipment to insure prompt delivery of emergency services and safety of emergency personnel.
6. Participate in planning issues for the development of an emergency plan for the possible eruption of Mount Shasta. Inform the residents of the plan's content and implications.

### Implementing Measures

1. Prepare a long term capital needs budget for the fire and ambulance departments, based on projected growth.
2. Continue to work closely with the U.S. Corps of Engineers to define and seek remedies for flooding problems.
3. Continue to contract with the County for building inspection services and insure an informed and consistent interpretation of the Uniform Building Code.
4. Proposed developments in the Flood Plain be required to comply with the eight step decision-making process contained in Federal Executive Order 11990, which implements Federal policy regarding the flood plain development, prior to City approval of development plans.
5. Participate with Siskiyou County in the development or review of an Emergency Services Plan which integrates responses to natural disasters.





### Seismic Hazards

Seismic safety consists of an identification and appraisal of seismic hazards, including surface ruptures, ground shaking and the possibility of mud and landslides. On January 21, 1976, the Siskiyou County Board of Supervisors adopted the Seismic Safety Element of the Siskiyou County General Plan. The Seismic Safety Element is adopted as the technical document and is contained in the separately bound Appendices to this Plan, with the following goals, policies and implementing measures for the City of Etna.

It is impossible for any person or piece of equipment to predict the intensity, location or time of the next earthquake. From the technical information in the County Seismic Safety Element, the following are assumed:

1. Maximum Intensity - Moderate (VI-VII Mercalli Scale).
2. Location - No evidence in Etna area, several large earthquakes in northeastern and north coastal California.
3. Time - Several over a decade in the area from Northern California to Southern Oregon and Western Nevada.
4. Structural Damage - An earthquake of moderate intensity will probably cause damage to brick or unreinforced concrete structures. Much of the Main Street historical area has construction of this type and buildings will probably suffer major structural damage.
5. Infrastructure Damage - Water and sewer mains will probably suffer some rupture from a moderate intensity earthquake. Electrical and telephone lines may be temporarily out of service. There are no natural gas mains within the City of Etna.

### Goals

1. Reduce the loss of life, injuries, damage to property, and social and economic dislocation resulting from seismic activity.

### Policies

1. All emergency personnel and facilities should develop the capability to function when utility services are interrupted.



2. Fire equipment should have pumps to siphon water from nearby streams, wells, or other stored water areas.
3. The domestic water system should have a method for retaining stored treated water for emergency use.
4. Maintain strict enforcement of safety standards for new construction contained in the Uniform Building Code.
5. Review proposed developments in light of available seismic data and apply applicable implementing measures.

#### Implementing Measures

1. Require that the design of all new public buildings and high occupancy structures meet State Earthquake Standards.
2. Support any Countywide studies that would aid in detecting seismic or geologic hazards.
3. Proposed reconstruction or rehabilitation of commercial or 2+ story residential structures, constructed prior to implementation of building codes, be evaluated by a structural engineer for earthquake stability and any recommendations be undertaken.
4. Support the County Emergency Services Plan by providing information and assistance of knowledgeable City staff to prepare and update appropriate emergency plans.

#### PUBLIC FACILITIES

The purpose of this section is to recognize the interrelationship between land use and the orderly provision of public facilities. There should be a common set of goals and policies for the City, Special Districts, County government, and the Local Agency Formation Commission.

Sewage Collection - The City provides for the collection, treatment and disposal of sewage within the City limits. In 1984, an additional treatment pond was added, and infiltration reduced by making repairs to older deteriorated sewer mains. These improvements were designed to provide sufficient capacity to serve a population of 1,100 persons.

Domestic Water - In 1984, improvements were made to the intake and raw water delivery system to provide additional water during peak demand periods. Water meters were





installed for each connection for possible use as a water conservation device. There is adequate capacity for a community of 1,100 persons.

Solid Waste Disposal - A containerized drop off system is operated by the County. Each residential or commercial user must, individually or by contract, deposit garbage or refuse into the containers. The containers are dumped at the State approved, County-operated solid waste disposal site.

### Goals

1. To make urban services available to those lands, which under the Land Use Element, are proposed for immediate development.
2. To maintain the most feasible and acceptable balance between adequate public services and projected demand.

### Policies

1. Prevent over-development of public facilities and systems in advance of demand to insure that no inequitable financial burden is imposed on current users.
2. Zone and pre-zone for high density, only those lands with all services readily available.
3. Insure through cost benefit studies, that new development does not place an undue burden upon existing public services.
4. Consider mitigation measures from proposed development to reduce impacts on public facilities.

### Implementing Measures

1. Establish and project the adequacy of hook-up fees for proposed development. The proposed development shall be assessed its fair share of the impact on public facilities.
2. The cost of extending water and sewer mains to serve new development shall be borne by the developer under a cost reimbursement agreement.
3. Prepare a Capital Improvement Plan which will identify needed improvements based on growth projections. The estimated cost shall be the base from which fees are assessed.



## HOUSING ELEMENT REVIEW AND UPDATE

The City of Etna adopted a Housing Element as required by Section 65302 of the State Health and Safety Code in 1984, which is contained in the separately bound Appendices to this Plan. This review and update must be read in concert with the 1984 Housing Element. Recent legislation requires the City to review its Housing Element every five years with the first review due on January 1, 1986. The review must evaluate all of the following:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State Housing Goal.
2. The effectiveness of the Housing Element in attainment of the City's housing goals and objectives.
3. The progress of the City in implementation of the Housing Element.

State Housing Goal - Section 65580 of the Government Code declares the State Housing Goal to be "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."

City of Etna Housing Goals - The adopted Housing Element of the City contains five goals designed to support and help attain the State Housing Goal.

1. Insure the provision of decent housing in a wholesome environment for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.
2. Provide for housing selection by location, type, price and tenure.
3. Plan for the development of balanced residential environments with access to employment opportunities, community facilities, and public facilities.
4. Encourage the revitalization of existing housing, including measures for the conservation of energy.
5. Preserve the City's historical and cultural heritage through preservation and innovative re-use of historical structures.



These goals define the most ideal and optimistic balance between the existing and projected population, and the existing and projected housing stock. The City's goals continue to be consistent with the State goals and serve as the foundation for review of the City's policies.

City of Etna Housing Policies - The adopted Housing Element contains seven policies with direct impact on the City, and seven policies relating to the sphere of influence derived from the Scott Valley Area Plan. With the adoption of a new City of Etna General Plan, the sphere of influence will be pre-zoned for development and will therefore be consistent with adopted City housing policies.

1. Existing housing shall be preserved, including energy conservation measures, through the implementation of a housing rehabilitation program and the provision of adequate public facilities and services.
2. Zoning policies will assure the availability of sites which can collectively accommodate a variety of housing by type, size, and price for all economic segments of the City.
3. Discrimination in housing based on race, color, religion, sex, family size, marital status, national origin, ancestry or other arbitrary factors, will not be permitted and safeguards will be instituted to insure fair housing opportunities.
4. Opportunities to be made available to facilitate the development, improvement and maintenance of a variety of housing for all economic segments of the City consistent with the identified needs.
5. Local, State and Federal programs be pursued which will assist the City in reaching defined objectives.
6. Public powers be emphasized which impact housing such as zoning, density, development concessions and incentives.
7. The City will consider adopting an ordinance to implement the second unit and companion unit State laws.

Two additional policies are needed to guide development within the newly adopted sphere of influence, as implementation of housing objectives will ultimately require annexation of land to the City.





8. Development within the sphere of influence shall be consistent with the City's General Plan and adopted long term goals, policies, and objectives for housing development.
9. Proposed housing subdivisions in the sphere of influence should be annexed to the City as a condition of approval, to insure provision of adequate public facilities and services.

The above policies are appropriate to achieve the State and City housing goals.

Review of Housing Needs and Constraints - The Housing Element identified 140 households overpaying for housing. This statistic was derived from the 1980 Census. Although current information is unavailable, the City believes that there has been no significant change and that the same percentages will continue throughout the planning cycle.

Lower income households, those with incomes less than 80% of the 1980 County median income of \$14,472, have a more difficult problem locating affordable housing. The 1980 Census determined that the median housing unit value is \$47,500, and the median contract rent is \$150 per month. The following is an estimate of lower income households overpaying for housing.

	<u>Renter</u>	<u>Owner</u>
0 to 50% of County Median Income	13	24
50% to 80% of County Median Income	9	16

The Housing Element, Page 37, contains an analysis of the housing needs of farmworkers, large families, female headed households, and handicapped households. There have been no significant changes in these identified needs according to County Social Services Agencies and knowledgeable local persons. The City is now required to determine the emergency shelter needs of persons and families. The City of Etna is removed from the travel by-ways and therefore transient persons in need of emergency shelter have not been a problem. The City Police Department reports that there were no cases of homeless persons reported in 1985.

Siskiyou County provides building inspection services for the City. The County has adopted all 1985 building codes with the exception of the 1984 National Electrical Code.

The City requires a \$1,250 improvement fee for all new construction, which is used to maintain and improve the water/sewer



systems. A charge of \$200 for water and \$300 for sewer is levied to off-set the actual cost of making the connections. These fees are less than most rural communities in the area. Development standards are similar to other cities of this size regarding set-back and lot coverage. Curb and gutter is required as part of any new construction. These requirements are not considered to be an constraint to the development, improvement, or maintenance of housing in the City.

Housing construction costs have remained almost constant for several years. The national trend toward substantial reduction in mortgage interest rates will not affect the majority of housing buyers in the City, as Farmers Home Administration remains the primary lender. FmHA has reduced its maximum interest rate to 9.5%, however, most buyers in the City of Etna will be eligible for interest rate credit, therefore the maximum interest rate is of no consequence.

Review and Update of Objectives - The adopted Housing Element proposed quantitative objectives, which were consistent with the identified needs. The following re-states the objectives and accomplishments for the period through December of 1985.

	<u>Objective</u>	<u>Accomplished</u>
New Construction		
Single Family	24	40
Multi Family	0	0
Rehabilitation		
Demolition	3	0 }
Rehabilitation	9	0 }
Affordability		
Section 8	10	3 }
Low Interest Loans	20	0 }
Economic Development		
Historical Rehabilitation	4	0 }
Motel Units	20	0 }
Recreational Vehicle Spaces	10	0 }
New Commercial Space	0	3

Not all of the housing and economic development objectives have been accomplished. However, the City continues slow growth, and will depend on new subdivisions to provide land for additional new housing construction. A map included in this section, entitled Vacant Site Inventory (Page 27a), identifies all large parcels of land suitable for development of single family, multi family, and supporting commercial services.

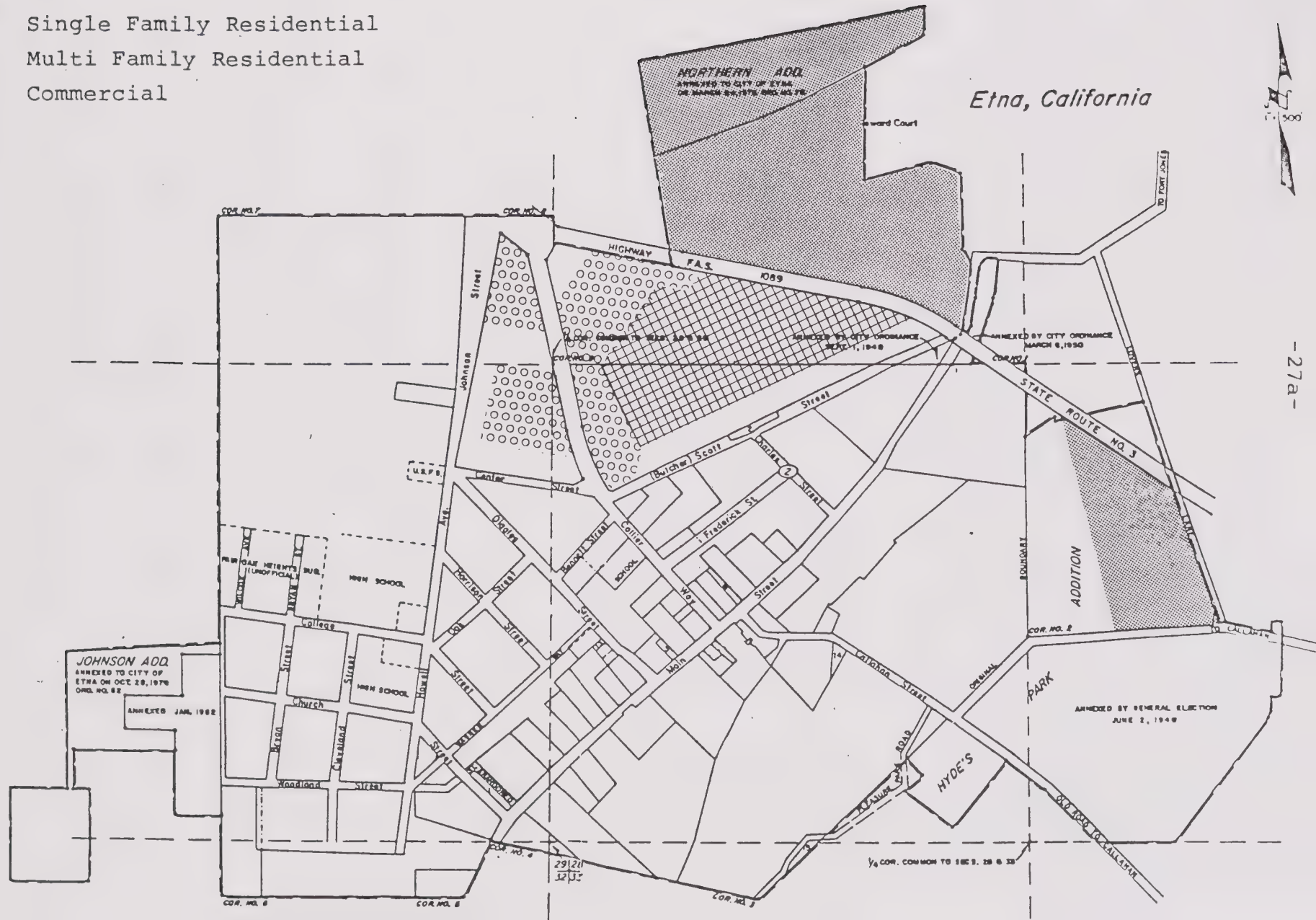




Single Family Residential  
Multi Family Residential  
Commercial



Commercial





Revised Housing and Economic Development Goals - The State Department of Housing & Community Development (H/CD) has prepared a Housing Needs Plan for Siskiyou County. The Plan was prepared at the request of the Siskiyou Association of Governmental Entities and is included in the Housing Element of the Siskiyou County General Plan. The Siskiyou County Housing Needs Plan is adopted as the technical reference document and is contained in the separately bound Appendices to this Plan.

The Siskiyou County Housing Needs Plan has projected that there will be 301 households in the City of Etna by the year 1990. Based on utility billings and new construction permits since July of 1980, the number of households has already exceeded 300. The Plan also projects that the percentage of very low and other low income households will total 53% of the households by 1990. That percentage has already been reached, based on the number of Farmers Home Administration (FmHA) financed units in the City, combined with statistics from the 1980 Census. FmHA is the only lender offering affordable long term mortgages with the added incentive of interest credit to very low and other lower income households. The City expects this trend to continue. The Housing Element identifies the basic construction need in the City of Etna as being three units from January of 1983 through June of 1990. That need has already been exceeded. The constraint is the availability of developed lots. New single family construction will diminish to zero until available land is subdivided and improvements provided.

NEW CONSTRUCTION GOALS - 2.6 PERSONS PER HOUSEHOLD

	<u>1988</u>	<u>1990</u>	<u>1992</u>
Units	380	394	408
Demolitions	2	2	2
Units Required	354	370	386
Units Needed	0	0	0
Estimated Single Family Construction	16	16	8

Total New Construction 1986-1992 - 40 Units



REHABILITATION GOALS

	<u>1988</u>	<u>1990</u>	<u>1992</u>
Substandard Units	96	92	74
Rehabilitation	2	16	6
Demolition	2	2	2
Remaining Needs	92	74	66

Total Rehabilitation 1986-1992 - 24 Units

AFFORDABILITY GOALS

	<u>1988</u>	<u>1990</u>	<u>1992</u>
Low Interest			
Housing Rehab Loans	0	16	2
Section 8	6	10	6

Total Affordable Units 1986-1992 - 40 Units

ECONOMIC DEVELOPMENT GOALS 1986 - 1992

Historical Revitalization  
     2 Hotels  
     3 Commercial Structures  
 Lodging Facilities  
     20 Motel Units  
     10 Recreational Vehicle Spaces  
     10 Bed & Breakfast Inn Rooms

HOUSING GOALS BY INCOME GROUP 1986 - 1990

<u>Income Group</u>	<u>New Construction</u>	<u>Rehab</u>	<u>Affordable</u>
Very Low	0	10	20
Other Lower	35	14	20
Moderate	5	2	0
Above Moderate	0	0	0
TOTALS	40	26	40

Revised Housing & Economic Development Program

Past Activities - Major improvements to the infrastructure were completed over the last several years. The delivery capacity of the domestic water system was increased to serve a population of 1,100 persons. The funding was provided by a State Department of Water Resources grant/loan in combination with a grant from the





Economic Development Administration. Sewage treatment capacity was also addressed by the construction of an additional pond, and repairs to the sewer mains to reduce infiltration. Funding was provided by FmHA through a low interest loan. There is sufficient capacity for a population of 1,100 persons, including commercial uses. A Community Development Block Grant (CDBG) application was submitted but not selected for funding, which would have provided improvements to the sewer system and rehabilitation of housing. FmHA single family housing has been constructed on every available lot. Downtown revitalization has been discussed, including the renovation of two hotels. Affordable commercial financing in a locally depressed economy, is the major impediment.

#### Methods to Reach Five Year Goals

##### New Construction

1. The City will adopt a second unit ordinance by 1988 which will allow the construction of "second units or granny units" on a single family lot.
2. A density bonus in accordance with Section 65915 of the Government Code will be granted a developer in exchange for a guarantee of affordable units.
3. The City will encourage subdivision of large parcels to facilitate the construction of new affordable housing. Financial assistance to offset part of the cost of extending public facilities will be considered by the City as an activity for inclusion in an application to the State Department of Housing & Community Development (HCD) for Community Development Block Grant funds.

##### Housing Rehabilitation

1. The City will prepare an application to HCD for funds to provide low interest and deferred loans for the rehabilitation of housing occupied by targeted income households. Applications are due in March of each year. In order to allow time for program design, the City will submit an application in March of 1988.
2. Several vacant Main Street hotels are suitable for conversion into single person apartments. The City will assist the developer in the identification of suitable financing, and will consider this an activity to be included in a future CDBG application.



### Equal Housing Opportunity

1. The City of Etna will continue participation in the Siskiyou County Fair Housing Committee sponsored by the Board of Realtors.
2. The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.

### Energy Conservation

1. Energy conservation information for existing housing will be disseminated by publicizing weatherization programs offered by Sierra Pacific Power and comparable State programs.
2. Rehabilitated units will be required to include retrofit improvements such as dual pane windows, ceiling and floor insulation, caulking, and weatherstripping.
3. New construction will be required to comply with Title 24 of the State Building Code. These requirements are approved by the Siskiyou County Building Department at the time of plan review or permit application.

### Economic Development

1. The Main Street Merchants Association and the City will cooperatively seek methods to begin the revitalization of Main Street. The purpose will be to increase tourist spending.
2. A capital improvement program will be prepared. Financial assistance will be sought to implement identified strategies from the State Economic Development Set-Aside and HUD's Urban Development Action Grant Program.
3. Large victorian homes suitable for bed and breakfast are encouraged to convert to this use as an essential part of the tourism effort.





AGENCIES CONSULTED

Siskiyou County Planning Department  
Local Agency Formation Commission  
State Clearinghouse  
State Department of Housing & Community Development  
State Department of Transportation  
State Department of Parks & Recreation  
State Division of Mines & Geology  
Environmental Protection Agency  
Farmers Home Administration, USDA



INITIAL ASSESSMENT  
ENVIRONMENTAL CHECKLIST

I. Background

Project: City of Etna  
General Plan 1986-2000

Lead Agency: City of Etna  
440 Main Street  
P.O. Box 460  
Etna, CA 96027  
(916) 467-5256

Preparation Date: August 25, 1986

Contact Persons: Louise Thomas  
City Clerk  
P.O. Box 460  
Etna, CA 96027  
(916) 467-5256  
  
James Norvall  
Vice President  
Norvall Inc.  
P.O. Box 4220  
Auburn, CA 95604  
(916) 885-4737



# APPENDIX I

## ENVIRONMENTAL CHECKLIST FORM

(To Be Completed By Lead Agency)

### I. Background

1. Name of Proponent City of Etna
2. Address and Phone Number of Proponent 440 Main Street,  
P.O. Box 460, Etna, CA 96027
3. Date of Checklist Submitted August 25, 1986
4. Agency Requiring Checklist City of Etna
5. Name of Proposal, if applicable General Plan 1986-2000

### II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
I. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	<u>      </u>	<u>      </u>	<u>  X  </u>
b. Disruptions, displacements, compaction or overcovering of the soil?	<u>      </u>	<u>      </u>	<u>  X  </u>
c. Change in topography or ground surface relief features?	<u>      </u>	<u>      </u>	<u>  X  </u>
d. The destruction, covering or modification of any unique geologic or physical features?	<u>      </u>	<u>      </u>	<u>  X  </u>
e. Any increase in wind or water erosion of soils, either on or off the site?	<u>      </u>	<u>      </u>	<u>  X  </u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	<u>      </u>	<u>      </u>	<u>  X  </u>





	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	<u>X</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	<u>X</u>	_____
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	<u>X</u>	_____



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
4. <b>Plant Life.</b> Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction in acreage of any agricultural crop?	_____	<u>X</u>	_____
5. <b>Animal Life.</b> Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	_____	<u>X</u>	_____
6. <b>Noise.</b> Will the proposal result in:			
a. Increases in existing noise levels?	_____	<u>X</u>	_____
b. Exposure of people to severe noise levels?	_____	_____	<u>X</u>
7. <b>Light and Glare.</b> Will the proposal produce new light or glare?	_____	_____	<u>X</u>
8. <b>Land Use.</b> Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	<u>X</u>	_____
9. <b>Natural Resources.</b> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Substantial depletion of any nonrenewable natural resource?	_____	_____	<u>X</u>
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u>X</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	<u>X</u>
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	<u>X</u>	_____	_____
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	<u>X</u>	_____	_____
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	<u>X</u>
b. Effects on existing parking facilities, or demand for new parking?	_____	<u>X</u>	_____
c. Substantial impact upon existing transportation systems?	_____	_____	<u>X</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<u>X</u>
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u>X</u>
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:	_____	_____	_____
a. Fire protection?	_____	<u>X</u>	_____
b. Police protection?	_____	<u>X</u>	_____
c. Schools?	_____	_____	<u>X</u>





	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Parks or other recreational facilities?	_____	_____	<u>X</u>
e. Maintenance of public facilities, including roads?	_____	<u>X</u>	_____
f. Other governmental services?	_____	_____	<u>X</u>
15. <b>Energy.</b> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	<u>X</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	<u>X</u>
16. <b>Utilities.</b> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	<u>X</u>
b. Communications systems?	_____	_____	<u>X</u>
c. Water?	_____	_____	<u>X</u>
d. Sewer or septic tanks?	_____	_____	<u>X</u>
e. Storm water drainage?	_____	_____	<u>X</u>
f. Solid waste and disposal?	_____	<u>X</u>	_____
17. <b>Human Health.</b> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	<u>X</u>
b. Exposure of people to potential health hazards?	_____	_____	<u>X</u>
18. <b>Aesthetics.</b> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	<u>X</u>
19. <b>Recreation.</b> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	<u>X</u>
20. <b>Cultural Resources.</b>			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	_____	_____	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	_____	_____	<u>X</u>
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	_____	_____	<u>X</u>
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	_____	_____	<u>X</u>

21. **Mandatory Findings of Significance.**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	<u>X</u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	_____	_____	<u>X</u>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	_____	_____	<u>X</u>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	<u>X</u>

III. **Discussion of Environmental Evaluation**

See attached sheet.

IV. **Determination**

(To be completed by the Lead Agency)



### III. Discussion of Environmental Evaluation

The City of Etna General Plan 1986-2000, integrates and brings together in one document, all required general plan elements. The Plan does not provide for growth beyond that already approved by the City Council and depicted on the land use map, as there is no identifiable need. The environmental impacts identified in the Plan are consistent with slow planned growth, and the effects can be accommodated by existing agencies and City ordinances. Typical of the identified issues to be addressed during build-out of the Plan are flood plain development, fire and police protection, and solid waste disposal. Each of these has a mechanism for addressing the issue as development is proposed, rather than after the fact.





On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

☐

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

For \_\_\_\_\_ City of Etna



ATTACHMENT TO INITIAL STUDY - CITY OF ETNA GENERAL PLAN 1986-2000

- 3b. As vacant land is developed for residential and commercial uses in accordance with the General Plan, land coverage will reduce the absorption of water during periods of heavy rain resulting in a greater surface runoff. The amount of increase will be insignificant when compared to the drainage of the entire City, as most new development will occur away from sloping land, allowing some percolation. The existing drainage patterns will handle the excess flow.
- 3i. A flood zone exists within a residentially zoned tract of land. This area, if developed for high density residential units could subject the occupants to a flood hazard. One of the requirements of a development plan approval is the design of foundations and utilities so as to be water damage resistant.
- 4d. Minor grazing will be found on undeveloped residential and commercial land. The zoning does not permit agricultural uses, however, grazing maintains the grasses close to the earth, thereby reducing the fire hazard.
- 5d. A reduction in the amount of undeveloped land will remove some wildlife habitat. The occupants are primarily small rodents, rabbits and birds, with an occasional deer. The Scott Valley contains great amounts of available open land for wildlife.
- 6a. Some noise levels will increase as the City grows. Additional traffic on Main Street and Collier Way will be likely. The noise levels will be within the limits of 60db-65db.
- 8. The only remaining undeveloped land is along State Highway 3. Current and planned zoning is for commercial and residential uses. The area within the Sphere of Influence has been pre-zoned consistent with current use. This Plan will retain the present growth patterns. Proposed changes in density or use will require an amendment to this Plan, and appropriate environmental analysis.
- 11. New developments must occur along the north and east City boundaries, as this is the only area of undeveloped land. Due to high costs of land and construction, higher densities will probably result in order to produce affordable housing. The growth rate is well behind other cities in Siskiyou County.
- 12. The demand for new housing already exists. Each new house financed under the Farmers Home Administration 502 Program has had a ready buyer. This is due in part to the interest rate subsidy for low income households. The new General Plan will not create the demand, it will only help solve the problem.



- 13b. Parking along historical Main Street has long been a problem. Additional residential growth could increase the magnitude of the problem. Commercial/retail development will, under this Plan, be directed to the Highway 3, Collier Way intersection, which should relieve some of the congestion on Main Street.
- 14. Fire and police protection are at their capacity, and any new development will require additional equipment for the volunteer fire department, and an additional policeman. Part of the needed funds will come from increased property and sales taxes.
- 16f. Solid waste disposal is handled through dumping household trash at a transfer station, with a transfer vehicle used to carry the material to the landfill. As development occurs, there will be an increasing demand on this facility. Siskiyou County operates the dump service through a contract service, and will be informed of any new development so capacities can be analyzed and if necessary, additional sites located.





INITIAL ASSESSMENT  
ENVIRONMENTAL CHECKLIST

I. Background

Project: City of Etna  
General Plan 1986-2000

Lead Agency: City of Etna  
440 Main Street  
P.O. Box 460  
Etna, CA 96027  
(916) 467-5256

Preparation Date: August 25, 1986

Contact Persons: Louise Thomas  
City Clerk  
P.O. Box 460  
Etna, CA 96027  
(916) 467-5256  
  
James Norvall  
Vice President  
Norvall Inc.  
P.O. Box 4220  
Auburn, CA 95604  
(916) 885-4737



## NOTICE OF COMPLETION AND ENVIRONMENTAL DOCUMENT TRANSMITTAL FORM

SC# \_\_\_\_\_

1. Project Title: City of Etna General Plan 1986-2000  
2. Lead Agency: City of Etna 3. Contact Person: Louise Thomas, City Clerk  
3a. Street Address: 440 Main Street 3b. City: Etna  
3c. County: Siskiyou 3d. Zip: 96027 3e. Phone: (916) 467-5256

PROJECT LOCATION 4. County: Siskiyou 4a. City/Community: City of Etna

4b. Assessor's Parcel No. \_\_\_\_\_ 4c. Section \_\_\_\_\_ Twp. \_\_\_\_\_ Range \_\_\_\_\_

5a. Cross Streets: \_\_\_\_\_ 5b. For Rural, Nearest Community: \_\_\_\_\_

6. Within 2 miles: a. State Hwy # 3 b. Air-ports \_\_\_\_\_ c. Rail-ways \_\_\_\_\_ d. Water-ways \_\_\_\_\_

## 7. DOCUMENT TYPE

## CEQA

01.    NOP 06.    NOE  
02.    Early Cons 07.    NOC  
03.    Neg Dec 08.    NOD  
04.    X Draft EIR

Supplement/  
Subsequent EIR  
(Prior SC# No.: \_\_\_\_\_)

## NEPA

09.    NOI 11.    Draft EIS  
10.    FONSI 12.    EA

## OTHER

13.    Joint Document  
14.    Final Document  
15.    Other \_\_\_\_\_

## 8. LOCAL ACTION TYPE

01.    X General Plan Update  
02.    New Element  
03.    General Plan Amendment  
04.    Master Plan  
05.    Annexation  
06.    Specific Plan  
07.    Community Plan  
08.    Redevelopment  
09.    Rezone  
10.    Land Division  
(Subdivision, Parcel Map, Tract Map, etc.)  
11.    Use Permit  
12.    Waste Mgmt Plan  
13.    Cancel Ag Preserve  
14.    Other \_\_\_\_\_

## 9. DEVELOPMENT TYPE

01.    Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
02.    Office: Sq. Ft. \_\_\_\_\_  
Acres \_\_\_\_\_ Employees \_\_\_\_\_  
03.    Shopping/Commercial: Sq. Ft. \_\_\_\_\_  
Acres \_\_\_\_\_ Employees \_\_\_\_\_  
04.    Industrial: Sq. Ft. \_\_\_\_\_  
Acres \_\_\_\_\_ Employees \_\_\_\_\_  
05.    Water Facilities: MGD \_\_\_\_\_  
06.    Transportation: Type \_\_\_\_\_  
07.    Mining: Mineral \_\_\_\_\_  
08.    Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
09.    Waste Treatment: Type \_\_\_\_\_  
10.    OCS Related  
11.    Other: \_\_\_\_\_

## 10. TOTAL ACRES: \_\_\_\_\_

## 11. TOTAL JOBS CREATED: \_\_\_\_\_

## 12. PROJECT ISSUES DISCUSSED IN DOCUMENT

01.    Aesthetic/Visual 08.    X Flooding/Drainage  
Agricultural Land 09.    Geologic/Seismic  
03.    Air Quality 10.    Jobs/Housing Balance  
04.    Archaeological/Historical 11.    Minerals  
05.    Coastal Zone 12.    X Noise  
06.    Economic 13.    Public Services  
07.    X Fire Hazard 14.    Schools

15.    Septic Systems 23.    Water Quality  
16.    Sewer Capacity 24.    Water Supply  
17.    Social 25.    Wetland/Riparian  
18.    Soil Erosion 26.    Wildlife  
19.    X Solid Waste 27.    X Growth Inducing  
20.    Toxic/Hazardous 28.    Incompatible Landuse  
21.    Traffic/Circulation 29.    Cumulative Effects  
22.    Vegetation 30.    Other \_\_\_\_\_

13. FUNDING (approx) Federal \$ \_\_\_\_\_ State \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

## 14. PRESENT LAND USE AND ZONING:

Residential/Commercial/Open Space

## 15. PROJECT DESCRIPTION:

New General Plan incorporating all required elements. Pre-zones sphere of influence. New Plan is consistent with existing uses. City has population of 800.

16. SIGNATURE OF LEAD AGENCY REPRESENTATIVE: Louise Thomas DATE: 8/25/86

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SC# number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.



# APPENDIX I

## ENVIRONMENTAL CHECKLIST FORM

(To Be Completed By Lead Agency)

### I. Background

1. Name of Proponent City of Etna
2. Address and Phone Number of Proponent 440 Main Street,  
P.O. Box 460, Etna, CA 96027
3. Date of Checklist Submitted August 25, 1986
4. Agency Requiring Checklist City of Etna
5. Name of Proposal, if applicable General Plan 1986-2000

### II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	<u>      </u>	<u>      </u>	<u>  X  </u>
b. Disruptions, displacements, compaction or overcovering of the soil?	<u>      </u>	<u>      </u>	<u>  X  </u>
c. Change in topography or ground surface relief features?	<u>      </u>	<u>      </u>	<u>  X  </u>
d. The destruction, covering or modification of any unique geologic or physical features?	<u>      </u>	<u>      </u>	<u>  X  </u>
e. Any increase in wind or water erosion of soils, either on or off the site?	<u>      </u>	<u>      </u>	<u>  X  </u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	<u>      </u>	<u>      </u>	<u>  X  </u>





	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	<u>X</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	<u>X</u>	_____
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	<u>X</u>	_____



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
4. <b>Plant Life.</b> Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction in acreage of any agricultural crop?	_____	<u>X</u>	_____
5. <b>Animal Life.</b> Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	_____	<u>X</u>	_____
6. <b>Noise.</b> Will the proposal result in:			
a. Increases in existing noise levels?	_____	<u>X</u>	_____
b. Exposure of people to severe noise levels?	_____	_____	<u>X</u>
7. <b>Light and Glare.</b> Will the proposal produce new light or glare?	_____	_____	<u>X</u>
8. <b>Land Use.</b> Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	<u>X</u>	_____
9. <b>Natural Resources.</b> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Substantial depletion of any nonrenewable natural resource?	_____	_____	<u>X</u>
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u>X</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	<u>X</u>
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	<u>X</u>	_____	_____
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	<u>X</u>	_____	_____
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	<u>X</u>
b. Effects on existing parking facilities, or demand for new parking?	_____	<u>X</u>	_____
c. Substantial impact upon existing transportation systems?	_____	_____	<u>X</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<u>X</u>
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u>X</u>
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:	_____	_____	_____
a. Fire protection?	_____	<u>X</u>	_____
b. Police protection?	_____	<u>X</u>	_____
c. Schools?	_____	_____	<u>X</u>





	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Parks or other recreational facilities?	_____	_____	<u>X</u>
e. Maintenance of public facilities, including roads?	_____	<u>X</u>	_____
f. Other governmental services?	_____	_____	<u>X</u>
15. <b>Energy.</b> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	<u>X</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	<u>X</u>
16. <b>Utilities.</b> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	<u>X</u>
b. Communications systems?	_____	_____	<u>X</u>
c. Water?	_____	_____	<u>X</u>
d. Sewer or septic tanks?	_____	_____	<u>X</u>
e. Storm water drainage?	_____	_____	<u>X</u>
f. Solid waste and disposal?	_____	<u>X</u>	_____
17. <b>Human Health.</b> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	<u>X</u>
b. Exposure of people to potential health hazards?	_____	_____	<u>X</u>
18. <b>Aesthetics.</b> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	<u>X</u>
19. <b>Recreation.</b> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	<u>X</u>
20. <b>Cultural Resources.</b>			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	_____	_____	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	_____	_____	<u>X</u>
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	_____	_____	<u>X</u>
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	_____	_____	<u>X</u>

21. **Mandatory Findings of Significance.**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	<u>X</u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	_____	_____	<u>X</u>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	_____	_____	<u>X</u>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	<u>X</u>

III. **Discussion of Environmental Evaluation**

See attached sheet.

IV. **Determination**  
(To be completed by the Lead Agency)



### III. Discussion of Environmental Evaluation

The City of Etna General Plan 1986-2000, integrates and brings together in one document, all required general plan elements. The Plan does not provide for growth beyond that already approved by the City Council and depicted on the land use map, as there is no identifiable need. The environmental impacts identified in the Plan are consistent with slow planned growth, and the effects can be accommodated by existing agencies and City ordinances. Typical of the identified issues to be addressed during build-out of the Plan are flood plain development, fire and police protection, and solid waste disposal. Each of these has a mechanism for addressing the issue as development is proposed, rather than after the fact.





On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

☐

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

For \_\_\_\_\_ City of Etna



ATTACHMENT TO INITIAL STUDY - CITY OF ETNA GENERAL PLAN 1986-2000

- 3b. As vacant land is developed for residential and commercial uses in accordance with the General Plan, land coverage will reduce the absorption of water during periods of heavy rain resulting in a greater surface runoff. The amount of increase will be insignificant when compared to the drainage of the entire City, as most new development will occur away from sloping land, allowing some percolation. The existing drainage patterns will handle the excess flow.
- 3i. A flood zone exists within a residentially zoned tract of land. This area, if developed for high density residential units could subject the occupants to a flood hazard. One of the requirements of a development plan approval is the design of foundations and utilities so as to be water damage resistant.
- 4d. Minor grazing will be found on undeveloped residential and commercial land. The zoning does not permit agricultural uses, however, grazing maintains the grasses close to the earth, thereby reducing the fire hazard.
- 5d. A reduction in the amount of undeveloped land will remove some wildlife habitat. The occupants are primarily small rodents, rabbits and birds, with an occasional deer. The Scott Valley contains great amounts of available open land for wildlife.
- 6a. Some noise levels will increase as the City grows. Additional traffic on Main Street and Collier Way will be likely. The noise levels will be within the limits of 60db-65db.
- 8. The only remaining undeveloped land is along State Highway 3. Current and planned zoning is for commercial and residential uses. The area within the Sphere of Influence has been pre-zoned consistent with current use. This Plan will retain the present growth patterns. Proposed changes in density or use will require an amendment to this Plan, and appropriate environmental analysis.
- 11. New developments must occur along the north and east City boundaries, as this is the only area of undeveloped land. Due to high costs of land and construction, higher densities will probably result in order to produce affordable housing. The growth rate is well behind other cities in Siskiyou County.
- 12. The demand for new housing already exists. Each new house financed under the Farmers Home Administration 502 Program has had a ready buyer. This is due in part to the interest rate subsidy for low income households. The new General Plan will not create the demand, it will only help solve the problem.

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...



- 13b. Parking along historical Main Street has long been a problem. Additional residential growth could increase the magnitude of the problem. Commercial/retail development will, under this Plan, be directed to the Highway 3, Collier Way intersection, which should relieve some of the congestion on Main Street.
14. Fire and police protection are at their capacity, and any new development will require additional equipment for the volunteer fire department, and an additional policeman. Part of the needed funds will come from increased property and sales taxes.
- 16f. Solid waste disposal is handled through dumping household trash at a transfer station, with a transfer vehicle used to carry the material to the landfill. As development occurs, there will be an increasing demand on this facility. Siskiyou County operates the dump service through a contract service, and will be informed of any new development so capacities can be analyzed and if necessary, additional sites located.



